

Minutes of Planning Commission Meeting June 17th, 2013

Roll Call: 7:15 pm

Planning Commissioners present were Jeffrey, Fitzhugh, Dollenmaier, and Beal. Conservation Commission members present included Leslie Matthews and Christine Barnes. Michele Braun was present as Clerk.

Approval of Minutes

Jeffrey moved to approve the Minutes of Meeting 1305, May 20, 2013; Fitzhugh seconded the motion. There was a significant error in the Minutes: they need to be amended to show that the motion on the salt shed on Burnham Road *failed* 2-0-1, because 24 VSA §4461 requires concurrence of a majority of the members of the board, not just a majority of those present. Three other minor amendments were requested: on the Goodrich subdivision, the motion that was voted and passed was a motion to table the matter; under the EF Wall proposal, the electric service is supplied by NED, not GMP; lastly, Jeffrey and Fitzhugh *moved* to adjourn. The Commission discussed how to deal with the salt shed, and decided that they Beal and Dollenmaier will listen to the recording of the meeting, and then the Commission will vote again at their hearing on July 15, 2013. They would like Rob Lewis and/or Pete DeMasi to be present at that hearing. **The motion passed 4-0-0.**

Jeffrey moved to approve the Minutes of Meeting 1306S, June 3, 2013; Beal seconded the motion. Again, the minutes should be amended to indicate that the Commissioners voted to adjourn. **The motion passed 4-0-0.**

Recreational Zoning:

Leslie Matthews expressed concern about the potential for development of Paine Mountain. The Conservation Commission's mission is to conserve natural resources. Paine Mountain is a key to Northfield's character and identity. Also, she states that the Town Plan opposes housing development on Paine Mountain.

Fitzhugh explained that the Recreation zone as it currently exists is spot zoning, and that the Town Plan indicates that development should be on existing infrastructure. Fitzhugh comments that the proposed Medical Center would be good for the community.

Existing zones and contemplation of changes is discussed, including only changing the base of the Norwich ski hill.

Ms. Matthews is bothered by the slippery slope of changing zoning districts to accommodate development.

Jeffrey moved to amend the zoning bylaw by rezoning that portion of the Norwich University parcel currently zoned Recreation by drawing a line from the eastern tip of Richard Olson's property north-easterly to the southeast corner of the Urban Residential zone and assigning the area to the west of that line to the Urban Residential district consistent with the zoning district of the adjacent properties; Beal seconded the motion.

The motion passed 4-0-0.

The Commission directed the ZA to draft a new Report on this zoning change, and to include the

information that this change might allow a potential location for a medical facility which would benefit the community.

Adjournment

Jeffrey moved to adjourn at 8:40 PM.

These minutes are subject to changes at the next regular meeting; however, they are substantially correct.